

**AGENDA
PLANNING BOARD
BOROUGH OF RUMSON
September 14, 2015
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

Approval of the minutes for the April 13, 2015 meeting.

1. Rumson Clover, LLC, Minor Subdivision application for the property located at 6 Clover Lane. The applicant proposes to subdivide the existing 30,537.37 square foot tract into two (2) single-family building lots. The easterly proposed lot 31.01 is a rectangular shaped that consists of 15,297.06 square feet (0.35 acres) and has 75.01 feet of frontage on Clover Lane. The westerly proposed lot 31.02 is a rectangular shaped lot that consists of 15,240.31 square feet (0.34 acres) and has 75 feet of frontage on Clover Lane. The existing dwelling and associated features are proposed to be removed. The property is located in the R-4 Residential Zone shown on the Borough of Rumson Tax Map as Block 97, Lot 31.

2. 50 Rumson Road, LLC, Minor Subdivision application for the properties located at 50 and 54 Rumson Road. The subject tract consists of two (2) existing properties. Existing Lot 1 (50 Rumson Road) is a 2.51 acre vacant corner lot with approximately 269.09 feet of frontage on Rumson Road and 374.29 feet on Tennis Court Lane. Existing Lot 2 (54 Rumson Road) is 3.20 acre developed corner lot with approximately 152.31 feet of frontage on Rumson Road and 652.48 feet of frontage on Belknap Lane which contains the main dwelling along with two (2) other detached dwellings in the rear of the site along with a detached garage. The applicant proposes to subdivide the tract of Lot 1 into two (2) single-family building lots and take approximately 0.22 acres of Lot 1 and add it to Lot 2. The proposed corner lot 1.01 is a rectangular shaped lot that consists of 48,248.79 square feet (1.10 acres) and has 221.36 feet of frontage on Rumson Road and 206.3 feet of frontage on Tennis Court Lane. The proposed interior lot 1.02 is a rectangular shaped lot that consists of 51,527.71 square feet (1.18 acres) and has 200.60 feet of frontage on Tennis Court Lane. The proposed interior lot 2.01 (54 Rumson Road) is a rectangular shaped corner lot that consists of 149,166.80 square feet (3.42 acres) and has 200 feet of frontage on Rumson Road and 652.48 feet of frontage on Belknap Lane. The properties are located in the R-2 Residential Zone shown on the Borough of Rumson Tax Map as Block 103, Lots 1 and 2.

3. Executive Session (if necessary).

4. Adjournment.

cc to:

Mrs. Patricia Murphy

State Shorthand Reporting Service